

Minutes of
PLANNING COMMISSION
SPECIAL WORKSHOP MEETING
March 28, 2023



Call to Order: Chairperson Baker called the March 28, 2023, Special Workshop Meeting of the Springfield Township Planning Commission to order at 6:00 p.m. at the Springfield Township Civic Center, 12000 Davisburg Rd., Davisburg, MI 48350.

Commissioners

in Attendance: Dean Baker, Chair
Ruth Ann Hines
Dave Hopper
Kevin Sclesky

Absent: Jamie Costigan
George Mansour
Chris Moore

Consultants Present:

Julia Upfal, Giffels Webster
Stephanie Osborn, Giffels Webster
Jill Bahm, Giffels Webster

Staff Present:

Laura Moreau, Supervisor
Joan Rusch, Planning Administrator

1. Township Master Plan – Goals and Objectives Review

Ms. Upfal explained the meanings of goals, objectives, and actions. She explained that she had reviewed the previous Master Plan goals, national and local trends, planning best practices, public input, and input from Township Staff to develop the proposed goals and objectives. Ms. Upfal provided and reviewed SEMCOG data from the year 2020 and projections for the year 2045 for Springfield in the areas of demographics, economy, jobs, housing, transportation, and land cover to provide background information to the Commissioners. She reviewed the common themes that were developed from the community engagement opportunities. The Commissioners are to focus on the proposed goals and objectives, which provide a broader vision, and not on specific action items this evening.

Each goal, along with the corresponding objectives, was discussed by the Commissioners:

- Protect the quality of vital air, land, and water resources in the Township.
- Preserve the rural character of the Township, while encouraging development opportunities in contextually appropriate locations that meet the current and future needs of Springfield Township residents, businesses, and visitors.
- Provide quality public safety services, roads, and infrastructure to serve the varied needs of residents and businesses in Springfield Township.

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- Improve and develop non-motorized transportation options to connect residents throughout the Township.
- Promote development of a variety of housing options to meet the needs of current and future residents, including those seeking to age-in-place.
- Support Seniors' access to the services and resources needed to maintain their independence and to age in Springfield Township.
- Provide for accessible, safe, and welcoming community spaces, facilities, and programs for residents and visitors.

Chairperson Baker asked Ms. Upfal to explain to the Commissioners where this plan goes from here.

Ms. Upfal reminded the Commissioners that until this plan is adopted, it is a working document. This meeting is the main goals discussion for the planning process. However, as the PC gets into discussions on different focus areas, these goals could be revisited if necessary. The Commission appears to have reached consensus on these presented goals and objectives, which is a good place to be at this point.

Public Comment:

Jack Rooney, 13696 Carriage Trail, stated that he would like to see more housing options promoted in the Township to older residents that encourage accessibility. He liked this idea and wondered how this could be implemented, since there are many older homes in the Township.

Ms. Upfal stated that it could be possible to require additions or modifications to existing homes to meet new standards.

Ms. Bahm suggested that another way would be to help seniors with resources to remodel their homes to make them more accessible.

Adjournment:

Commissioner Hines moved to adjourn the meeting at 7:01 p.m. Supported by Commissioner Hopper. Vote: Yes: Baker, Hines, Hopper, Sclesky. No: None. Absent: Costigan, Mansour, Moore. Motion approved.

Joan Rusch, Recording Secretary